



**Province of
British Columbia**

Annual Report

year ended March 31, 1988

**Provincial
Agricultural
Land
Commission**

Provincial Agricultural Land Commission Annual Report

for the year ended
March 31, 1988

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**Province of
British Columbia**

OFFICE OF THE
MINISTER

**Ministry of
Agriculture
and Fisheries**

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March 31st, 1989

The Honourable David C. Lam
Lieutenant-Governor in Council
Province of British Columbia

May It Please Your Honour:

I have the pleasure of submitting for your consideration
the Annual Report and Financial Statement of the
Provincial Agricultural Land Commission for the 12 month
period April 1987 to 31 March 1988.

Yours truly,

**John L. Savage
Minister of Agriculture and Fisheries**

**British Columbia
Agricultural
Land Commission**

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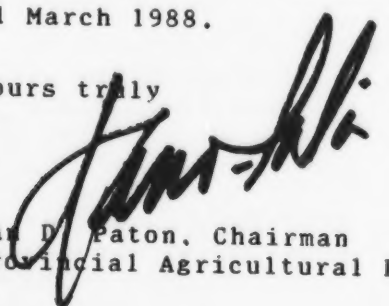
Room 133, 4940 Canada Way, Burnaby, B.C. V5G 4K6

The Honourable John Savage
Minister of Agriculture and Fisheries
Parliament Buildings
Victoria, B. C.
V8V 1X4

Dear Mr. Minister:

Pursuant to Section 28 of the Agricultural Land
Commission Act, I respectfully submit the Annual
Report and Financial Statement of the Provincial
Agricultural Land Commission for the year ended
31 March 1988.

Yours truly



Ian D. Paton, Chairman
Provincial Agricultural Land Commission

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CHAIRMAN'S REPORT

The work of the Commission in 1987-88 produced a much higher level of satisfaction among Commission members than in previous years because of two factors:

- i) renewed travel capabilities made dialogue with municipal and regional district representatives throughout the province much easier;
- ii) a renewed interest in the work and function of the Commission on the part of regional task force representatives as well as among elected officials throughout the province.

In addition to the stimulation generated by these many opportunities to explain our philosophy as well as our structure and function, we have had to deal with the additional realities of many municipalities and regional districts going through the community plan review process. This process allowed for dialogue and discussion regarding the designation of lands within plan areas for housing, industry, recreation, institutional, as well as for agricultural uses.

Many of our municipalities are now dealing with growth problems that have been somewhat dormant over the past few years - these include the renewal of an aging community infrastructure along with the need to provide new services to growth areas on the urban interface. We welcome reports of a high provincial interest in assisting local jurisdictions with problems that naturally arise when development is directed onto less agriculturally capable (and usually less accessible) lands within a region.

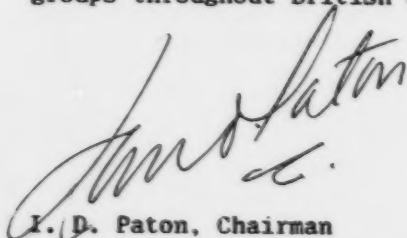
We have been able to respond positively to the requests contained in several block applications for the release of lands within plan areas to be designated for non-agricultural uses. These decisions have largely gone unnoticed by the general public and the media, and for this we are grateful, as it reinforces our conviction that our most useful function is to work with municipalities and regional districts in rationalizing their land use plans.

We regret that some sections of our agricultural community have been weakened in their support of our agricultural land use legislation because of economic difficulties being experienced within certain commodity groups. These economic realities can be painful in the extreme, however we cannot predicate a provincial agricultural land use philosophy on short term goals or upon current cropping regimes. World wide concerns over climatic changes, transportation costs, population demographics, water supplies, and atmospheric pollution demand that we not foreclose any of our options insofar as our diverse provincial farmland base is concerned.

This year for the last time, the Agricultural Land Commission will be reporting upon the agricultural leasing and sale of farmlands owned by the Commission and administered in co-operation with the Farmland Resources Branch of the Ministry of Agriculture and Fisheries. Although some administrative efficiencies have no doubt been realized by the proposed transfer to the Ministry of Forests and Lands, it is our view that the long term leasing and ultimate sale of government owned farmlands was being well dealt with by the Commission and its agencies. Our farmland leasing program had over its short lifespan stimulated interest throughout many parts of Canada. Acquisition and retention of farmland by any level of government is usually counter productive agriculturally and our goal of disposing of Commission-owned farmland under long term lease with option to purchase was always clearly defined as part of our policy and philosophy.

The acquisition, replotting, leasing and resale of small, badly shaped and under-utilized parcels of agricultural land, particularly in the urban-rural fringe continued to be a Commission goal up to this year when the lands were transferred to another Ministry.

The details of the Commission's work are well documented in this report and on behalf of all members of the Commission I wish to acknowledge the hard work and dedication of our relatively small but extremely efficient staff. We wish also to recognize the support and co-operation we have received from our Minister, and his colleagues in government. We also depend heavily upon elected and appointed officials in various levels of government throughout the Province as well as upon members of the B.C. Federation of Agriculture and its various commodity groups throughout British Columbia.



I. D. Paton, Chairman

AGRICULTURE IN BRITISH COLUMBIA

The primordial needs of human beings are food, shelter, and clothing, in roughly that order. It should be recognized that agriculture serves to meet that first basic need. However, it should also be noted that the search for areas suitable for shelter and associated land use provides us with the greatest challenge we have in attempting to preserve our agricultural land.

At the present time British Columbia imports about slightly less than half of its food requirements from outside the province. Food production has been able to keep up with the population increase. In fact, net production of B.C.'s agricultural products as a percentage of consumption on a per capita basis has increased substantially. For several years the British Columbia government has been striving to reduce its overall dependency on food imports. It is the Commission's opinion that the Province's agricultural land preservation legislation has aided in this effort by ensuring a land base upon which food production can take place in the long term.

Aside from considerations of our food supply options, it has been recognized that agriculture in B.C. is a viable, dynamic industry in its own right. In employment terms alone, in the primary resource sector, agriculture is the largest employer in B.C. and the agriculture/food system provides at least one of every seven jobs in the Province. Furthermore, B.C. farmers produced agricultural products having a farmgate value of over 1 billion dollars using inputs worth \$800 million. After being transported, processed, graded, packaged and marketed, these farm products had a ultimate retail value of about \$4 billion.

There is clear evidence that a major segment of the population has been strongly in support of the need to preserve the limited agricultural resource of this Province. That resource amounts to only 4.9% of the Provincial land area, or about 4.7 million hectares.

Canadians as a whole and British Columbians in particular are coming to the realization that agriculture is an important industry - and relative to other resource based industries, one of the most stable in the country. The value of agricultural production has been the most consistent over the years, and that translates itself into steady employment, investment and products. This stabilizing effect has had beneficial spin-offs on the rest of the economy. As the population increases, agriculture is guaranteed to increase in scope.

Farmers continue to be supportive of the farmland preservation legislation when coupled with other agricultural support programs because the benefits inherent in delineating and defending a farm community are clearly understood. Creating an Agricultural Land Reserve has had the effect of providing long term stability to the farm community. Farmland is now protected from encroachment of non-farm uses such as housing and industry. This gives a farmer more confidence in investing to improve his land and his operation, making his operation more effective overall.

The Land Commission Act of 1973 was modified and narrowed in scope in 1978 to deal only with agricultural lands and was renamed the Agricultural Land Commission Act. This new Act has realized only one major change since its enactment in 1973, that being the addition of a provision of appeal to the Minister of Agriculture and Fisheries on exclusion applications. Otherwise, the Act has had only minor changes reflecting the popular support for the Commission's mandate.

PURPOSE AND ACCOUNTABILITY

The Provincial Agricultural Land Commission, established under the Agricultural Land Commission Act is an independent Crown Corporation which reports to the Cabinet through the Minister of Agriculture and Fisheries. The policies and procedures involved in the preservation of agricultural land are administered by a small group located in Burnaby. The task requires a structure that blends different resources, judgements, perspectives, skills and information.

The Commission has adopted a Mission Statement which is:

To preserve for British Columbia the land resource useful to its agricultural industry;

to develop and encourage agricultural land use planning and farming in general through land use management; and

to provide associated advisory services to British Columbia's governments, the public and the farming community.

The Legislation is overseen by Commissioners who are appointed by the Lieutenant-Governor in Council upon the recommendation of the Minister of Agriculture and Fisheries. The Lieutenant-Governor in Council also designates one member as Chairman. The Commission is primarily responsible for land use matters on properties within the ALR and ensuring that the objectives of the Act are fulfilled.

There are two main divisions within the organization. Together with the General Manager, the Directors of these branches make up the Management Committee which establishes operating procedures and provides leadership and direction to the organization.

The Planning and Processing Branch is responsible for researching all land use issues involving changes or alterations to land within the ALR. This Branch works closely with local authorities to ensure compliance with the legislation.

The Property and Soils Division is responsible for the management of the Commission owned property and administration of the Soil Conservation Act. It provides the Soils expertise required to assist the Planning and Processing Branch in its consideration of land use decisions.

As of 31 March 1988 the Commission had 19 employees - 14 were members of the B.C.G.E.U., one was a member of the Professional Employees Association and four were excluded from Union contracts.

OPERATING POLICY

The general policy framework within which the Commissioners and staff carry out the intent of the Act and conduct Commission business includes:

- ensuring maintenance of the ALR. The Commission in its work, must view the day-to-day events against the longer term consequences.
- refining the ALR through adjustment of boundaries to reflect improved information on soil, crop potential, terrain and land uses.
- improving communications and working relationships with local governments and working co-operatively in the development of their community and settlement plans.
- sustaining the quality of soils through response to applications and complaints.
- giving careful consideration to requests for subdivisions which will result in creating parcels where the economic operation of the land will be progressively less feasible.
- avoiding precedent when such action would be a signal for on-rushing alienation.
- finding compromises to proposals which, through negotiations and trade-offs provide some benefit to agriculture, such as consolidating some aspect of the agricultural land base or at the very least minimizing fragmentation while accommodating the applicant's needs.
- carefully assessing proposals which, in the opinion of the Commission may be sited on non-ALR lands, thus preserving the agricultural land base.
- using sound property management practices in the long term lease program by consolidating properties, encouraging the development of farm units and then the ultimate sale of lands to successful lease holders.
- rendering decisions consistent with the agricultural potential of the land, and the ever increasing precedence of earlier decisions.

- supporting and relying on the full sweep of all government processes to set directions where the potential arises for a variety of land uses to be in conflict with the Agricultural Land Commission Act.

PROGRAMS

The Agricultural Land Commission has identified four natural businesses - the Maintenance of the ALR, Commission Review of Planning Projects, Management of Commission held Properties and Conservation of Soils.

1 Maintenance of the Agricultural Land Reserve

The legislation provides for various processes for subdivision or non farm use of ALR lands, exclusion from the ALR, and inclusion into the ALR.

The day to day work of the Agricultural Land Commission is dominated by its response to applications from all sectors and corners of the Province to vary the 4.6 million hectares which comprise the Agricultural Land Reserve. The majority of the Commission's time is devoted to deliberation on applications processed and presented by the regional research staff. Approximately 13 FTE's, with a total operating cost of \$800,000. are devoted to the maintenance of the Agricultural Land Reserve. In addition, support from the Ministry of Agriculture and Fisheries is also required for this program through the services of technical support.

In 1987/88 fiscal year the Commission, through the regional research staff, reviewed 1100+ applications. Each application is considered on its own merits, with the Commission reviewing the file information, looking at photographs when available, considering the recommendations of the local authority, and actively debating the issues focussing on the application. Applications are not considered routine and often the Commission will spend a great deal of time in discussion before arriving at a decision. In many cases the properties are personally viewed. There are also many situations in which the Commission will request further information or advice from local government, other agencies, or its farm advisers. The Commission has demonstrated a willingness to review applications with an open mind consistent with the objectives of the Act.

2 Commission Review of Planning Projects

The Commission has a proactive role in the Community Planning process in the province. The coincidental relationship between settlement patterns and good agricultural land has dictated that most communities in B.C. have some ALR lands. The Commission reviews plans and bylaws which pertain to lands affected by the ALR to ensure that the intent of the Agricultural Land Commission Act is respected and complied with during

the planning process. Since commencing its operation, the Commission has reviewed and commented on some six hundred Official Plans, Zoning and Subdivision Control Bylaws, Transportation Network Plans and Crown Land Plans.

There are several benefits from the Commission's efforts in reviewing land use plans. The planning exercise provides the Commission with an opportunity to become acquainted with a variety of demands placed upon the land base that may be facing a local government. At the same time, the planning process provides an avenue through which a local government and staff can become more aware of the importance of agricultural land preservation and incorporate these provincial objectives and experience into plans and bylaws. At the time of plan preparation a review of the Agricultural Land Reserve within a given jurisdiction often forms part of the process. Adjustments to the ALR resulting from this proactive process very often eliminate the need for many individual applications since the adjustments, if handled through a single block application, may involve hundreds of individual parcels.

By undertaking this co-operative land use exercise the public is much better served by the elimination of confusion as a result of having a greater consistency between local government and provincial policy. In 1987/88 63 plans, zoning bylaws etc. were reviewed by the Commission. This program responds to requests from the 126 local authorities with land in an ALR. It accounts for approximately 4 FTE's at a total cost of \$200,000. per year.

3 Management of Commission Held Properties

A third major program of the Commission is the long-term lease program. This function stems from the authority in the legislation enabling the Commission to acquire, dispose and manage property. At this time the Commission manages approximately 4,800+ hectares in 125 properties with a value of approximately \$44 million generating annual revenue in excess of \$550,000.

Consistent with the objective of encouraging the establishment and maintenance of farms, the Commission leases its properties to farmers who are under capitalized or whose existing land base is insufficient. The Commission emphasizes a twenty year lease period, good farming stewardship and an option to purchase after three years of successful farming.

Day to day management of the property is handled by the Farmland Resources Branch of the Ministry of Agriculture & Fisheries, where five staff are responsible for implementation of Commission policy. The Commission allocates approximately .3 FTE to the function.

Conservation of Soils

In addition to the Agricultural Land Commission Act, the Commission is responsible for the administration of the Soil Conservation Act. The Act is complimentary to the Agricultural Land Commission Act and is focused on ensuring that any soil removal or deposition of fill on lands within an ALR is done in accordance with sound agricultural practices. Applications are required for the removal of soil or placement of fill and if the proposal reduces or eliminates the agricultural potential of the property, the application is refused.

The Act is administered and enforced jointly by the Commission and local or regional authorities with additional technical and enforcement assistance available from the Soils Branch of the Ministry of Agriculture & Fisheries.

In 1987/88 the Commission received 61 new applications and reconsidered 41 renewal requests. The function utilizes approximately 1.5 FTE.

ISSUES

Statistical Analysis

An analysis of the 1987 calendar year statistics revealed that the volume of applications for the province as a whole is slightly less than that of the previous year. However, four Regional Districts of the province have shown a marked increase in the number of applications received.

In the Capital Regional District the number of applications processed increased by 21%. The Regional District of Fraser Cheam experienced an increase of 63% overall and a doubling of the number of exclusion applications. The Regional District of Central Okanagan received 58% more applications this year and the bulk of this increase was due to applications for exclusion of lands. Not surprisingly these increases took place in those parts of the province with relatively high concentrations of population. The other Regional District which showed a substantial increase in applications was Peace River Liard. However this was the result of an increase in inclusion of Crown agricultural lease properties and resulted in a 27% increase in volume, although the numbers for other types of applications remained the same.

Although the total number of applications received is less than that of the previous year, the percentage of each type of application has remained relatively constant. Most of the applications considered by the Commission were requests for subdivision or non farm use within the ALR. In many cases the reason behind the application was to provide a lot for a family member or to allow the farmer to sell a portion of his property to pay off outstanding

debts. The volume of this type of application is expected to increase further because of poor returns for many farm products and the uncertainty generated by the proposed free trade agreement.

Applications dealing with economic hardships are especially difficult for the Commission to deal with. When property owners face monetary losses because of changing market trends or rising interest rates, they may feel that the sale of a few acres is the only way to alleviate those losses. However, in the long-run this may make the land less viable and lead to requests for additional subdivision which further reduces our agricultural land base.

Additional statistical information is available in the publication ALR Statistics/January 1, 1988.

Richmond Block Application

During the reporting period the Commission completed its review of the Municipality of Richmond's Block application. The application was a result of the Municipalities work on its Official Community Plan and recommended the exclusion of seven areas. While the Commission supported the exclusion of four areas, it recommended against the exclusion of the remaining three areas because of their excellent agricultural potential. Cabinet's decision was to allow the exclusion of the four areas, refuse exclusion of two areas and allow the partial exclusion of the third area.

Golf Courses

Over the past year there has been a noticeable increase in the number of proposals for golf courses. During the 1987/88 fiscal period the Commission received 20 applications for golf courses. The use of ALR lands for golf courses poses significant concerns to the Commission. Although this use does not appear to permanently destroy the land's agricultural capability, it is often accompanied by requests for residential development or other non-farm uses because of the high capital costs associated with the construction of the golf course. These housing units, and ancillary recreational structures, are intended primarily for urban residents and are not always compatible with surrounding agricultural operations. Such development also prevents the land from being returned to a farm use should the golf course not be successful. However, through a process of consultation with the developers, the Commission has been able to allow the majority of the requests while maintaining the integrity of the ALR.

Property Management

The Property Management program was very active this year as a result of property sales to tenants, lease terminations/compensation payments and new tenant selection. As of year end, the Commission had concluded the sale of three properties and another five sales have been negotiated with completion dates in the new fiscal year. The Commission believes that the increase in

the number of properties purchased is a direct result of the policy of encouraging investment in the non-land areas of the operation such as equipment, quota, buildings, land clearing/drainage, etc. As a result a number of tenants have acquired sufficient equity in the operation to acquire financing to enable purchase. In addition, low interest rates and stable land prices contributed to the number of sales.

As noted earlier in the Chairman's Report, the Commission's lease program will be transferred to the Ministry of Forests and Lands effective 1 April 1988. While all existing lease commitments will be honoured, the Ministry will not enter into any new leases and vacant properties will be sold.

The Green Zone Program

The Commission has continued its long standing support of the Ministry of Agriculture & Fisheries Green Zone Program. The Program's dual objectives of enhancing the means through which local governments can achieve greater land use harmony by maintaining the largest possible range of agricultural options throughout the ALR and of assuming farmers of their right to legitimately farm ALR lands without fear of reprisal or interference from non-farm uses. The Commission considers this program as complimentary to its own efforts, and looks forward to its implementation.

Soil Conservation Act

An increase in the number of applications caused delays in the inspection of new sites and in the monitoring of on-going operations. As a result of the increased work load and because of anticipated staff relocations within the Ministry, the Commission will monitor and review the process and make adjustments where necessary to ensure proper inspections and a timely response to applications. The Commission may in the future require the applicants to share in the costs and responsibilities of providing initial onsite inspections and to prepare more complete extraction/rehabilitation plans.

Commission Meetings

In addition to holding its regular monthly meetings in Burnaby, the Commission travelled extensively this year. Meetings and onsites were held in Kamloops, Osoyoos, Penticton, Westbank, Vernon, Kelowna, Armstrong, Spallumcheen, North Saanich, Victoria, Comox, Williams Lake, Burns Lake, Terrace and the District of Houston. The Commission also met with officials of the Fraser Cheam Regional District, Harrison Hot Springs, Chilliwack, Kent and Maple Ridge during the regular monthly meeting.

These visits have strengthened the Commission's working relationships with local governments and have provided the Commissioners an opportunity to talk directly to farmers and visit the lands under application. The Commission hopes that by continuing this type of interaction with local authorities and the public it can demonstrate its commitments to respond to local area concerns in a timely and efficient manner.

During the year the Commission attended the annual meetings of the Union of B.C. Municipalities, the B.C. Federation of Agriculture, the B.C. Fruit Grower's Association and the B.C. Cattlemen's Association. These meetings provided further opportunities to discuss concerns with local government representatives and members of the farm community.

Provincial-Municipal Committee on Decentralization

In June 1987 the Premier and members of Cabinet invited representatives of all municipal and regional districts to a meeting in Vancouver to discuss the Province's decentralization policy. While a motion to decentralize the Agricultural Land Commission's functions was defeated by the general assembly, a proposal by the Peace River Liard Regional District concerning the administration of the ALR, including a northern Commission, was tabled for further discussion.

Announcement of Development Regions

In October 1987 the Government announced that eight new development regions were to be created throughout B.C. Among a number of issues to be resolved by the individual Ministers responsible was the issue of the ALR. The Minister responsible was "to begin an immediate evaluation of the role of the Agricultural Land Commission in their regions to determine whether its procedures are appropriate given that land-use requirements and needs differ throughout the province". The Commission has indicated a willingness to discuss this issue with the various Ministers and looks forward to their recommendations.

Program Review

The Ministry of Agriculture & Fisheries, in conjunction with the Commission is currently undertaking a review of the Agricultural Land Commission Act and its procedures. This report will be considered in conjunction with the various reviews underway in the eight development regions.

Strategic Business Plan

In April 1987 the Commission adopted its Strategic Business Plan. A number of projects were identified as natural and important to the Commission's long term strategy. Some of the projects were:

- investigating of computer based office and technical services
- identifying and prioritizing of key functions and positions not presently staffed
- publicizing the Commission's role and function;
- reviewing the legislation and making suggestions for improvements;
- developing detailed program evaluation criteria and to review the decision making process on applications and land-use planning projects.

The business plan is a significant step in the continuing development and support for the Commission's work.

Revenue Administration Review

The Ministry of Agriculture & Fisheries received a report from the Ministry of Finance and Corporate Relations concerning the revenue administration of the Ministry. A number of recommendations in the report dealt directly with the Commission, specifically its lease program and the implementation of a fee for applications under the Agricultural Land Commission Act. Partially as a result of this report, the Commission's lease program was transferred to the Ministry of Forests & Lands effective 1 April 1988. The Commission will review the proposal concerning the implementation of application fees and prepare a submission to Treasury Board in the new year.

Special Projects/Fine Tuning

The Commission maintained one employee devoted to special project/ALR review. The primary focus was the continuation of the ALR review in the Comox Strathcona and Alberni Clayoquot Regional Districts. In Comox Strathcona Regional District the applications have been almost finalized for forwarding to Cabinet. In Alberni Clayoquot, preliminary proposals have been forwarded to the Regional District for their comments. Unfortunately funding for the employee in this program will be withdrawn effective 1 April 1988, so the future of the area reviews is in some doubt.

Protocol Agreements

During the reporting period the Commission and the Ministry of Forests and Lands renegotiated their Protocol Agreement resulting in the adoption of a new agreement in October 1987. The new agreement is more concise and will provide for an improved working relationship with the Ministry.

PROVINCIAL AGRICULTURAL LAND COMMISSION
Financial Report
For the Year Ended 31 March 1988

STATEMENT OF REVENUE

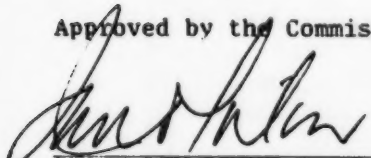
Income received and credited to the consolidated revenue fund of the Province of British Columbia was as follows:

	<u>1987/88</u>	<u>1986/87</u>
Sale of Properties (Note 5)	96,616.	356,703.
Property Management Program		
Rental Income	448,872.	413,774.
Interest Income	37,914.	80,593.
Other Income	<u>50,378.</u>	<u>12,102.</u>
	633,780.	863,172.
Accrued Income Adjustment	<u><27,259.></u>	<u>3,153.</u>
Total Income, Accrual Basis	<u>\$606,521.</u>	<u>\$866,325.</u>

STATEMENT OF EXPENDITURE

<u>Description</u>	<u>1987/88</u>	<u>1986/87</u>
Salaries & Benefits	702,032.	767,325.
Fees & Allowances	95,020.	89,671.
Professional Services	43,362.	32,245.
Travel	27,020.	20,874.
Communications	22,269.	19,980.
Office	6,582.	7,463.
Furniture & Equipment	5,527.	7,395.
Material & Supplies	6,228.	3,752.
Rent	207,533.	207,840.
Computer Equipment	427.	4,220.
Other	<u>8.</u>	<u>1,341.</u>
	<u>\$1,116,008.</u>	<u>\$1,162,106.</u>

Approved by the Commission:



Ian D. Paton, Chairman



Robert P. Murdoch, General Manager

PROVINCIAL AGRICULTURAL LAND COMMISSION
Financial Report
For the Year Ended 31 March 1988

Notes:

1 Assets - Land, Buildings & Lands Receivable

	<u>1987/88</u>	<u>1986/87</u>
Land Value	\$28,827,562.	\$30,393,788.
Building Values		
-Government Owned	1,403,560.	1,674,342.
-Lessee Owned	2,610,926.	2,370,299.
Improved Loan Receivable	<u>698,445.</u>	<u>715,645.</u>
	<u>33,540,493.</u>	<u>\$35,154,074.</u>

2 Contingent Liabilities

Land Improvements	217,432.	863,801.
Buildings	<u>2,610,926.</u>	<u>2,370,299.</u>
	<u>\$2,828,358.</u>	<u>\$3,234,100.</u>

3 Accrued Receivables

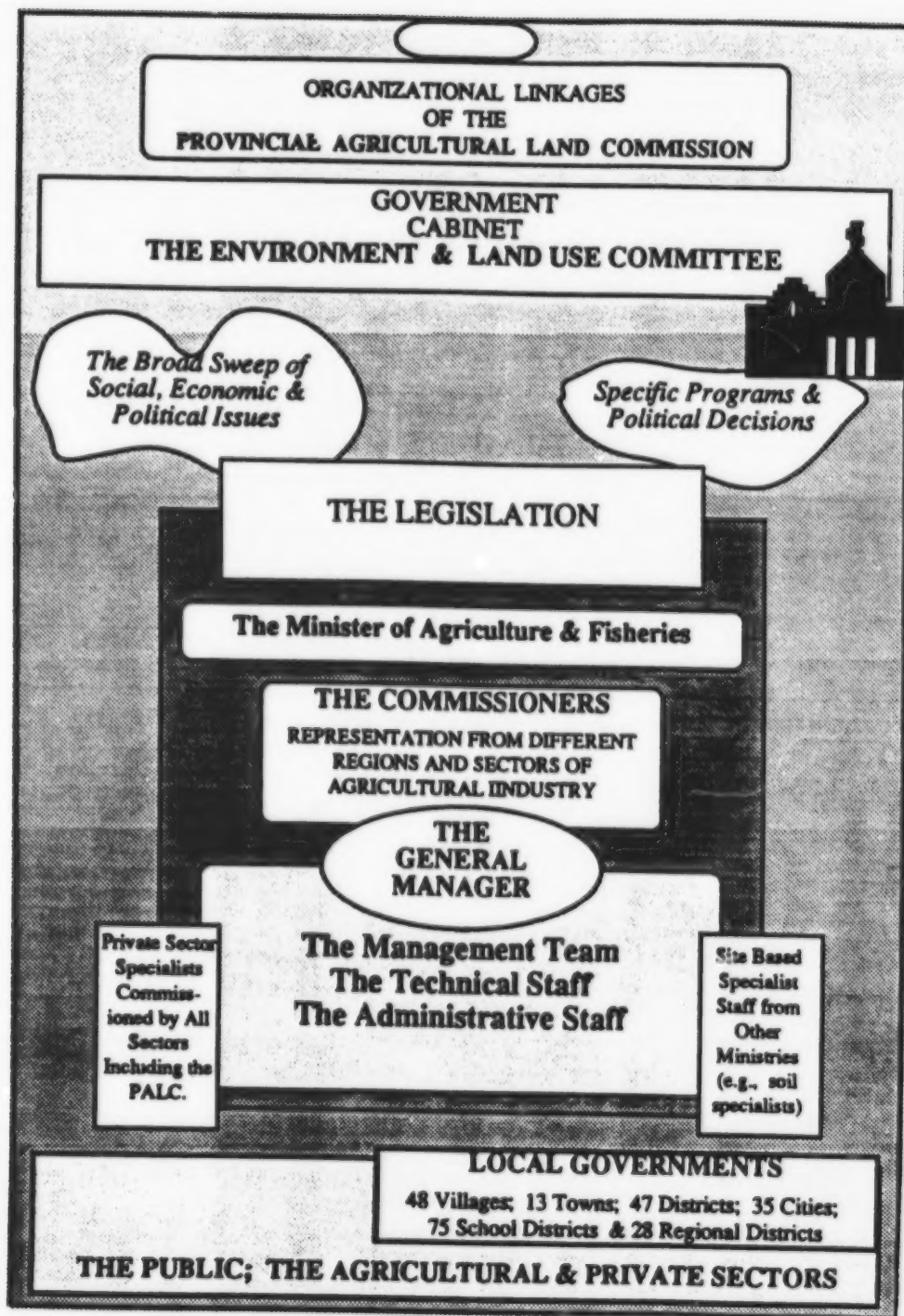
Accrued Rent	46,744.	73,727.
Accrued Taxes	---	---
Accrued Interest	<u>172.</u>	<u>449.</u>
	<u>\$46,916.</u>	<u>\$74,176.</u>

4 Compensation Payments

	<u>Total Compensation</u>	<u>Amount Due Province</u>	<u>Net Payment</u>
No. 33 - Woolrich	52,008.	49,142.	2,866.
No. 22.20 - Langelaar	9,271.	9,271.	---
No. 36(a) - F & G Lindsay	91,853.	6,847.	85,006.
No. 92 - H Stepps	<u>98,540.</u>	<u>577.</u>	<u>97,963.</u>
	<u>\$251,672.</u>	<u>\$65,837.</u>	<u>\$185,835.</u>

5. Sale of Properties

<u>Name</u>	<u>Gross</u>	<u>Net</u>
No. 22.29 - K G Nursery Ltd.	\$105,500.	96,616.
#22.10 - R. E & M Beer	<u>155,000.</u>	<u>155,123.</u>
Total Sales	<u>\$260,500.</u>	<u>\$251,739.</u>
Less 22.20. R. E & M Beer funds set up as accounts receivable at 31 March/88		<u><155,123.></u>
Amount Deposited to Consolidated Revenue		<u>\$96,616.</u>



COMMISSION ORGANIZATION

Members of the Commission

Ian D. Paton, Chairman
Delta, B.C.

Allan Claridge, Commissioner
Oyama, B.C.

Jim Collins, Commissioner
Fort St. John, B.C.

John Malenstyn, Commissioner
Delta, B.C.

Robert P. Murdoch, Commissioner
Burnaby, B.C.

Senior Staff

Robert P. Murdoch
General Manager

Jim P. Plotnikoff
Director
Planning, Processing & Technical Branch

Kirk Miller
Director
Soils and Property Management Branch

Jean Sherwood
Executive Secretary

PLANNERS & RESEARCH OFFICERS
AREAS OF RESPONSIBILITY BY REGIONAL DISTRICT

Research Officers

BRIGHTMAN, Shirley	North Regional Districts of Bulkley Nechako, Fraser Fort George, Kitimat Stikine, Peace River Liard, Skeena-Queen Charlotte
CANDY, Raymond	Interior Regional Districts of Cariboo, Central Coast, Columbia Shuswap, Squamish Lillooet, Thompson Nicola
FELKER, Brenda	Kootenays Regional District of Central Kootenay, East Kootenay, Kootenay Boundary
FRY, Colin	Vancouver Island Regional Districts of Alberni Clayoquot, Capital, Comox Strathcona, Cowichan Valley, Mount Waddington, Nanaimo, Powell River, and Islands Trust
SNYDER, Barbara	Okanagan Regional Districts of Central Okanagan, North Okanagan, Okanagan Similkameen
UNDERHILL, Brian	Lower Mainland Regional Districts of Central Fraser Valley, Dewdney Alouette, Fraser Cheam Greater Vancouver, Sunshine Coast, and Major transportation and utilities proposals
LEW, Everett	Soil Conservation Act Applications, Special Applications, Statistics

Planners

GILLIS, Mark	Regional Districts of Alberni Clayoquot, Bulkley Nechako, Capital, Central Okanagan, Comox Strathcona, Cowichan Valley, Fraser Fort George, Kitimat Stikine, Mount Waddington, Nanaimo, North Okanagan, Okanagan Similkameen, Peace River Liard, Powell River, Skeena Queen Charlotte
SMITH, Barry	Regional Districts of Cariboo, Central Coast, Central Fraser Valley, Central Kootenay, Columbia Shuswap, Dewdney Alouette, East Kootenay, Fraser Cheam, Greater Vancouver, Kootenay Boundary, Squamish Lillooet, Sunshine Coast, Thompson Nicola

**PROVINCIAL AGRICULTURAL
LAND COMMISSION
FUNCTIONAL ORGANIZATION**

GENERAL MANAGER

**PLANNING
PROCEDURES &
TECHNICAL
DIVISION**

**PROPERTY &
SOILS
MANAGEMENT
DIVISION**

**PLANN-
ING
STAFF**

**RESEARCH
STAFF**

**PROPERTY
MANAGE-
MENT**

**SOILS
MANAGE-
MENT**

TECHNICAL MAPPING & ADMINISTRATIVE SUPPORT

**AREA OF ALR BY DEVELOPMENT REGION
and
VOLUME OF APPLICATIONS**



	<u>Approximate Area in ALR</u>	<u># of Applications Rec'd from Region</u>
1. Vancouver Island/Coast Region	134,615 ha	189
2. Lower Mainland/Southwest Region	181,821 ha	247
3. Okanagan	825,951 ha	305
4. Kootenay	399,109 ha	78
5. Cariboo	1,275,141 ha	90
6. North Coast	108,056 ha	8
7. Nechako Region	297,611 ha	47
8. Peace River Region	1,498,987 ha	107
TOTAL	<u>4,721,295 ha</u>	